

February 2, 2015

Connecticut General Assembly
Att: Housing Committee
VIA email

RE: Conditional Support of Proposed Bill #5307

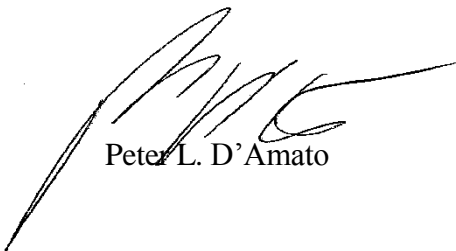
To the Honorable Members of the Housing Committee,

I am writing to voice my conditional support to proposed bill #5307 - "AN ACT REQUIRING LANDLORDS TO MAINTAIN LOCKS ON TENANTS' WINDOWS".

This act should be further modified to specify that 1) locking mechanisms are to be maintained to original manufacturer's specifications, and 2) that the tenant is responsible for repair or replacement of damage to any such mechanism.

Any act that fails to define specific requirements and expectations is open to abuse by both tenants and landlords. There should be no dispute as to the definition of "operable security or locking devices for all windows designed to open". More importantly, it would be dangerous for anyone to install a locking mechanism that might interfere with the use of the opening as a fire exit in the event of an emergency. Locking mechanisms designed by window manufacturers necessarily meet all relevant building and safety codes at the time of their manufacture. I urge the Housing Committee to modify and pass this act.

Sincerely,



Peter L. D'Amato